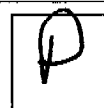


Pasula

**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

**ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY**



**RECEIVED**

W-01853A

MAR 11 2005

Parker Lakeview Estates Homeowners Association Inc.

H C 2, Box 193

Patagonia AZ 856249704

AZ Corporation Commission  
Director Of Utilities

**ANNUAL REPORT**

**FOR YEAR ENDING**

|           |           |             |
|-----------|-----------|-------------|
| <b>12</b> | <b>31</b> | <b>2004</b> |
|-----------|-----------|-------------|

FOR COMMISSION USE

|              |           |
|--------------|-----------|
| <b>ANN04</b> | <b>04</b> |
|--------------|-----------|

## COMPANY INFORMATION

|   |  |  |
|---|--|--|
| Company Name (Business Name) <u>Parker Lakeview Estates HOA, Inc.</u> |  |  |
| Mailing Address <u>HC 2 Box 193</u>                                   |  |  |
| <u>Patagonia</u><br>(City)  | <u>AZ</u><br>(State)                               | <u>85624</u><br>(Zip)                  |
| <u>520-455-9345</u><br>Telephone No. (Include Area Code)              | <u>520-455-5015</u><br>Fax No. (Include Area Code) | <br>Pager/Cell No. (Include Area Code) |
| Email Address <u>Spain3@theriver.com</u>                              |  |  |
| Local Office Mailing Address <u>Same</u>                              |  |  |
| <br>(City)  | <br>(State)  | <br>(Zip)                              |
| <br>Local Office Telephone No. (Include Area Code)                    | <br>Fax No. (Include Area Code)                    | <br>Pager/Cell No. (Include Area Code) |
| Email Address<br>   |  |  |

## MANAGEMENT INFORMATION

|  |  |  |                       |
|--|--|--|-----------------------|
| Management Contact: <u>Barry Lane</u>                    |  |  |                       |
| <u>mail HC 2 Box 189</u><br>(Street)                     |  | <u>Patagonia AZ</u><br>(City) (State)  | <u>85624</u><br>(Zip) |
| <u>520 455-9355</u><br>Telephone No. (Include Area Code) | <u>520 455-5015</u><br>Fax No. (Include Area Code) | <br>Pager/Cell No. (Include Area Code) |                       |
| Email Address<br>  |  |  |                       |
| On Site Manager: <u>Same</u>                             |  |  |                       |
| <br>(Street)   |  | <br>(City)                             | <br>(State) (Zip)     |
| <br>Telephone No. (Include Area Code)                    | <br>Fax No. (Include Area Code)                    | <br>Pager/Cell No. (Include Area Code) |                       |
| Email Address<br>  |  |  |                       |

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

|   |                             |                                    |                      |
|---|-----------------------------|------------------------------------|----------------------|
| <b>Statutory Agent:</b> <u>Gail Spain</u>     |                             |                                    |                      |
| (Name)  |                             |                                    |                      |
| <u>HC2 Box 183</u>                            | <u>Patagonia</u>            | <u>AZ</u>                          | <u>85624</u>         |
| (Street)                                      | (City)                      | (State)                            | (Zip)                |
| <u>520 455-9345</u>                           | <u>520-455-5015</u>         |                                    |                      |
| Telephone No. (Include Area Code)             | Fax No. (Include Area Code) | Pager/Cell No. (Include Area Code) |                      |
| <b>Attorney:</b> <u>Christopher Hitchcock</u> |                             |                                    |                      |
| (Name)  |                             |                                    |                      |
| <u>Copper Queen Plaza</u>                     | <u>P.O. Box 87</u>          | <u>Bisbee</u>                      | <u>AZ 85603-0087</u> |
| (Street)                                      | (City)                      | (State)                            | (Zip)                |
|   |                             |                                    |                      |
| Telephone No. (Include Area Code)             | Fax No. (Include Area Code) | Pager/Cell No. (Include Area Code) |                      |

☐ Please mark this box if the above address(es) have changed or are updated since the last filing.

### OWNERSHIP INFORMATION

Check the following box that applies to your company:

- |   |   |
|---|---|
| <input type="checkbox"/> Sole Proprietor (S)    | <input type="checkbox"/> C Corporation (C) (Other than Association/Co-op) |
| <input type="checkbox"/> Partnership (P)        | <input type="checkbox"/> Subchapter S Corporation (Z)                     |
| <input type="checkbox"/> Bankruptcy (B)         | <input checked="" type="checkbox"/> Association/Co-op (A)                 |
| <input type="checkbox"/> Receivership (R)       | <input type="checkbox"/> Limited Liability Company                        |
| <input type="checkbox"/> Other (Describe) _____ |   |

### COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

- |                                     |   |                                   |
|-------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> APACHE     | <input checked="" type="checkbox"/> COCHISE | <input type="checkbox"/> COCONINO |
| <input type="checkbox"/> GILA       | <input type="checkbox"/> GRAHAM             | <input type="checkbox"/> GREENLEE |
| <input type="checkbox"/> LA PAZ     | <input type="checkbox"/> MARICOPA           | <input type="checkbox"/> MOHAVE   |
| <input type="checkbox"/> NAVAJO     | <input type="checkbox"/> PIMA               | <input type="checkbox"/> PINAL    |
| <input type="checkbox"/> SANTA CRUZ | <input type="checkbox"/> YAVAPAI            | <input type="checkbox"/> YUMA     |
| <input type="checkbox"/> STATEWIDE  |   |                                   |

COMPANY NAME

Parker Lakeview Estates HOA, Inc.

**UTILITY PLANT IN SERVICE**

| Acct.<br>No. | DESCRIPTION                               | Original<br>Cost (OC) | Accumulated<br>Depreciation<br>(AD) | O.C.L.D.<br>(OC less AD) |
|--------------|---|-----------------------|-------------------------------------|--------------------------|
| 301          | Organization                              |                       |                                     |                          |
| 302          | Franchises                                |                       |                                     |                          |
| 303          | Land and Land Rights                      |                       |                                     |                          |
| 304          | Structures and Improvements               |                       |                                     |                          |
| 307          | Wells and Springs                         |                       |                                     |                          |
| 311          | Pumping Equipment                         | 22,662.19             | 10,625                              | 12,037.19                |
| 320          | Water Treatment Equipment                 |                       |                                     |                          |
| 330          | Distribution Reservoirs and<br>Standpipes | 8,000                 | 8000                                | Ø                        |
| 331          | Transmission and Distribution Mains       | 31,974.68             | 27,521                              | 4453.68                  |
| 333          | Services                                  |                       |                                     |                          |
| 334          | Meters and Meter Installations            | 2089.81               | 1896.13                             | 193.68                   |
| 335          | Hydrants                                  |                       |                                     |                          |
| 336          | Backflow Prevention Devices               |                       |                                     |                          |
| 339          | Other Plant and Misc. Equipment           |                       |                                     |                          |
| 340          | Office Furniture and Equipment            |                       |                                     |                          |
| 341          | Transportation Equipment                  |                       |                                     |                          |
| 343          | Tools, Shop and Garage Equipment          |                       |                                     |                          |
| 344          | Laboratory Equipment                      |                       |                                     |                          |
| 345          | Power Operated Equipment                  |                       |                                     |                          |
| 346          | Communication Equipment                   |                       |                                     |                          |
| 347          | Miscellaneous Equipment                   |                       |                                     |                          |
| 348          | Other Tangible Plant                      |                       |                                     |                          |
|              | <b>TOTALS</b>                             | <b>64,726.68</b>      | <b>48,042.13</b>                    | <b>16,684.55</b>         |

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME

Parker Lakeview Estates HOA, Inc.

**CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR**

| Acct.<br>No. | DESCRIPTION                            | Original<br>Cost (1) | Depreciation<br>Percentage<br>(2) | Depreciation<br>Expense<br>(1x2) |
|--------------|--|----------------------|-----------------------------------|----------------------------------|
| 301          | Organization                           |                      |                                   |                                  |
| 302          | Franchises                             |                      |                                   |                                  |
| 303          | Land and Land Rights                   |                      |                                   |                                  |
| 304          | Structures and Improvements            |                      |                                   |                                  |
| 307          | Wells and Springs                      |                      |                                   |                                  |
| 311          | Pumping Equipment                      | 22,166.19            | 5%                                | 783-                             |
| 320          | Water Treatment Equipment              |                      |                                   |                                  |
| 330          | Distribution Reservoirs and Standpipes | 8,000-               |                                   | 0                                |
| 331          | Transmission and Distribution Mains    |                      |                                   |                                  |
| 333          | Services                               | 31,974.68            | 5%                                | 657-                             |
| 334          | Meters and Meter Installations         | 2,089.81             | 5%                                | 19-                              |
| 335          | Hydrants                               |                      |                                   |                                  |
| 336          | Backflow Prevention Devices            |                      |                                   |                                  |
| 339          | Other Plant and Misc. Equipment        |                      |                                   |                                  |
| 340          | Office Furniture and Equipment         |                      |                                   |                                  |
| 341          | Transportation Equipment               |                      |                                   |                                  |
| 343          | Tools, Shop and Garage Equipment       |                      |                                   |                                  |
| 344          | Laboratory Equipment                   |                      |                                   |                                  |
| 345          | Power Operated Equipment               |                      |                                   |                                  |
| 346          | Communication Equipment                |                      |                                   |                                  |
| 347          | Miscellaneous Equipment                |                      |                                   |                                  |
| 348          | Other Tangible Plant                   |                      |                                   |                                  |
|              | <b>TOTALS</b>                          | <b>64,726.68</b>     |                                   | <b>1459-</b>                     |

This amount goes on the Comparative Statement of Income and Expense \_\_\_\_\_  
Acct. No. 403.

COMPANY NAME

Parker Lakeview Estates HOA, Inc.

**BALANCE SHEET**

| Acct<br>No. |   | BALANCE AT<br>BEGINNING OF<br>YEAR | BALANCE AT<br>END OF<br>YEAR |
|-------------|---|------------------------------------|------------------------------|
|             | <b>ASSETS</b>                               |                                    |                              |
|             | <b>CURRENT AND ACCRUED ASSETS</b>           |                                    |                              |
| 131         | Cash  | \$ 3159.50                         | \$ 3522.58                   |
| 134         | Working Funds                               |                                    |                              |
| 135         | Temporary Cash Investments                  | 344.80                             | 2347.39                      |
| 141         | Customer Accounts Receivable                | (4.77)                             | 137.82                       |
| 146         | Notes/Receivables from Associated Companies |                                    |                              |
| 151         | Plant Material and Supplies                 | 814.32                             | 809.10                       |
| 162         | Prepayments                                 |                                    |                              |
| 174         | Miscellaneous Current and Accrued Assets    |                                    | 0                            |
|             | <b>TOTAL CURRENT AND ACCRUED ASSETS</b>     | \$ 4313.85                         | \$ 6816.89                   |
|             | <b>FIXED ASSETS</b>                         |                                    |                              |
| 101         | Utility Plant in Service                    | \$ 63,286.68                       | \$ 64,726.68                 |
| 103         | Property Held for Future Use                |                                    |                              |
| 105         | Construction Work in Progress               |                                    |                              |
| 108         | Accumulated Depreciation – Utility Plant    | (46,582.52)                        | (48,042.13)                  |
| 121         | Non-Utility Property                        |                                    |                              |
| 122         | Accumulated Depreciation – Non Utility      |                                    |                              |
|             | <b>TOTAL FIXED ASSETS</b>                   | \$ 16,704.16                       | \$ 16,684.55                 |
|             | <b>TOTAL ASSETS</b>                         | \$ 21,018.01                       | \$ 23,501.44                 |

**NOTE:** The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

COMPANY NAME

Parker Lakeview Estates HOA, Inc.

**BALANCE SHEET (CONTINUED)**

| Acct.<br>No. |   | BALANCE AT<br>BEGINNING OF<br>YEAR | BALANCE AT<br>END OF<br>YEAR |
|--------------|---|------------------------------------|------------------------------|
|              | <b>LIABILITIES</b>                                |                                    |                              |
|              | <b>CURRENT LIABILITIES</b>                        |                                    |                              |
| 231          | Accounts Payable                                  | \$ 1684.30                         | \$ 511.67                    |
| 232          | Notes Payable (Current Portion)                   |                                    |                              |
| 234          | Notes/Accounts Payable to Associated Companies    |                                    |                              |
| 235          | Customer Deposits                                 |                                    |                              |
| 236          | Accrued Taxes                                     |                                    | Ø                            |
| 237          | Accrued Interest                                  |                                    |                              |
| 241          | Miscellaneous Current and Accrued Liabilities     |                                    |                              |
|              | <b>TOTAL CURRENT LIABILITIES</b>                  | \$ 1684.30                         | \$ 511.67                    |
|              | <b>LONG-TERM DEBT (Over 12 Months)</b>            |                                    |                              |
| 224          | Long-Term Notes and Bonds                         | \$                                 | \$                           |
|              | <b>DEFERRED CREDITS</b>                           |                                    |                              |
| 251          | Unamortized Premium on Debt                       | \$                                 | \$                           |
| 252          | Advances in Aid of Construction                   | 2135-                              | 1750-                        |
| 255          | Accumulated Deferred Investment Tax Credits       |                                    |                              |
| 271          | Contributions in Aid of Construction              |                                    |                              |
| 272          | Less: Amortization of Contributions               |                                    |                              |
| 281          | Accumulated Deferred Income Tax                   |                                    |                              |
|              | <b>TOTAL DEFERRED CREDITS</b>                     | \$ 2135-                           | \$ 1750-                     |
|              | <b>TOTAL LIABILITIES</b>                          | \$ 3819.30                         | \$ 2261.67                   |
|              | <b>CAPITAL ACCOUNTS</b>                           |                                    |                              |
| 201          | Common Stock Issued                               | \$                                 | \$                           |
| 211          | Paid in Capital in Excess of Par Value            | 7919.55                            | 7919.55                      |
| 215          | Retained Earnings                                 | 9279.16                            | 13,320.22                    |
| 218          | Proprietary Capital (Sole Props and Partnerships) |                                    |                              |
|              | <b>TOTAL CAPITAL</b>                              | \$ 17,198.71                       | \$ 21,239.77                 |
|              | <b>TOTAL LIABILITIES AND CAPITAL</b>              | \$ 21,018.01                       | \$ 23,501.44                 |

COMPANY NAME

Parker Lakeview Estates HOA Inc

**COMPARATIVE STATEMENT OF INCOME AND EXPENSE**

| Acct. No. | OPERATING REVENUES                        | PRIOR YEAR   | CURRENT YEAR |
|-----------|---|--------------|--------------|
| 461       | Metered Water Revenue                     | \$ 12,650.66 | \$ 13,025.78 |
| 460       | Unmetered Water Revenue                   | 0            |              |
| 474       | Other Water Revenues                      | 90.21        | 80.80        |
|           | <b>TOTAL REVENUES</b>                     | \$ 12,740.87 | \$ 13,106.58 |
|           | <b>OPERATING EXPENSES</b>                 |              |              |
| 601       | Salaries and Wages                        | \$           | \$           |
| 610       | Purchased Water                           |              |              |
| 615       | Purchased Power                           | 744.92       | 1001.90      |
| 618       | Chemicals                                 |              |              |
| 620       | Repairs and Maintenance                   | 866.57       | 684.14       |
| 621       | Office Supplies and Expense               | 892.19       | 938.77       |
| 630       | Outside Services                          | 4356.83      | 3350.89      |
| 635       | Water Testing                             | 685 -        | 280 -        |
| 641       | Rents                                     | 235.04       | 130.62       |
| 650       | Transportation Expenses                   | 1061.24      | 769.24       |
| 657       | Insurance - General Liability             |              |              |
| 659       | Insurance - Health and Life               |              |              |
| 666       | Regulatory Commission Expense - Rate Case |              |              |
| 675       | Miscellaneous Expense                     |              |              |
| 403       | Depreciation Expense                      | 4356.39      | 1454. -      |
| 408       | Taxes Other Than Income                   | 4.46         | .33          |
| 408.11    | Property Taxes                            | 398.26       |              |
| 409       | Income Tax                                | 50. -        | 403.06       |
|           | <b>TOTAL OPERATING EXPENSES</b>           | \$ 13,700.90 | \$ 9067.95   |
|           | <b>OPERATING INCOME/(LOSS)</b>            | \$ (960.03)  | \$ 4038.63   |
|           | <b>OTHER INCOME/(EXPENSE)</b>             |              |              |
| 419       | Interest and Dividend Income              | \$ 11.88     | \$ 2.59      |
| 421       | Non-Utility Income                        | 140.13       |              |
| 426       | Miscellaneous Non-Utility Expenses        |              |              |
| 427       | Interest Expense                          |              |              |
|           | <b>TOTAL OTHER INCOME/(EXPENSE)</b>       | \$ 152.01    | \$ 2.59      |
|           | <b>NET INCOME/(LOSS)</b>                  | \$ (808.02)  | \$ 4041.22   |



COMPANY NAME

Parker Lakeview Estates HOA, Inc.

**SUPPLEMENTAL FINANCIAL DATA****Long-Term Debt**

|                        | LOAN #1 | LOAN #2 | LOAN #3 | LOAN #4 |
|------------------------|---------|---------|---------|---------|
| Date Issued            |         |         |         |         |
| Source of Loan         |         |         |         |         |
| ACC Decision No.       |         |         |         |         |
| Reason for Loan        |         |         |         |         |
| Dollar Amount Issued   | \$      | \$      | \$      | \$      |
| Amount Outstanding     | \$      | \$      | \$      | \$      |
| Date of Maturity       |         |         |         |         |
| Interest Rate          | %       | %       | %       | %       |
| Current Year Interest  | \$      | \$      | \$      | \$      |
| Current Year Principle | \$      | \$      | \$      | \$      |

Meter Deposit Balance at Test Year End

\$ Ø

Meter Deposits Refunded During the Test Year

\$ Ø*No loans*

COMPANY NAME

Parker Lakeview Estates HOA, Inc.

**WATER COMPANY PLANT DESCRIPTION****WELLS**

| ADWR ID<br>Number* | Pump<br>Horsepower | Pump Yield<br>(gpm) | Casing<br>Depth<br>(Feet) | Casing<br>Diameter<br>(Inches) | Meter Size<br>(inches) | Year<br>Drilled |
|--------------------|--------------------|---------------------|---------------------------|--------------------------------|------------------------|-----------------|
| RR621240           | 2 HP               | 10                  | 125                       | 12                             | N/A                    | 1962            |
|                    |                    |                     |                           |                                |                        |                 |
|                    |                    |                     |                           |                                |                        |                 |
|                    |                    |                     |                           |                                |                        |                 |
|                    |                    |                     |                           |                                |                        |                 |
|                    |                    |                     |                           |                                |                        |                 |

\* Arizona Department of Water Resources Identification Number

**OTHER WATER SOURCES**

| Name or Description | Capacity<br>(gpm) | Gallons Purchased or Obtained<br>(in thousands) |
|---------------------|-------------------|---|
| none                |                   |   |
|                     |                   |   |

| BOOSTER PUMPS |          | FIRE HYDRANTS     |                |
|---------------|----------|-------------------|----------------|
| Horsepower    | Quantity | Quantity Standard | Quantity Other |
| none          |          | none              |                |
|               |          |                   |                |
|               |          |                   |                |
|               |          |                   |                |

| STORAGE TANKS |          | PRESSURE TANKS |          |
|---------------|----------|----------------|----------|
| Capacity      | Quantity | Capacity       | Quantity |
| 10,000        | 1        | none           |          |
|               |          |                |          |
|               |          |                |          |
|               |          |                |          |

COMPANY NAME

Parker Lakeview Estates HOA, Inc.

**WATER COMPANY PLANT DESCRIPTION (CONTINUED)****MAINS**

| Size (in inches) | Material   | Length (in feet) |
|------------------|------------|------------------|
| 2                | PVC        | 2400             |
| 3                |            |                  |
| 4                | PVC        | 2800             |
| 5                |            |                  |
| 6                |            |                  |
| 8                |            |                  |
| 10               |            |                  |
| 12               |            |                  |
| 2                | galvanized | 1436             |
|                  |            |                  |
|                  |            |                  |
|                  |            |                  |

**CUSTOMER METERS**

| Size (in inches) | Quantity |
|------------------|----------|
| 5/8 X 3/4        | 10       |
| 3/4              | 18       |
| 1                |          |
| 1 1/2            |          |
| 2                |          |
| Comp. 3          |          |
| Turbo 3          |          |
| Comp. 4          |          |
| Turbo 4          |          |
| Comp. 6          |          |
| Turbo 6          |          |
|                  |          |
|                  |          |

For the following three items, list the utility owned assets in each category.

**TREATMENT EQUIPMENT:**


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**STRUCTURES:**

12 x 20 metal shed housing electrical generator

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**OTHER:**


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COMPANY NAME:

Parker Lakeview Estates HOA, Inc.

**WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2004**

| MONTH     | NUMBER OF CUSTOMERS | GALLONS SOLD | GALLON PUMPED (Thousands) |
|-----------|---------------------|--------------|---------------------------|
| JANUARY   | 36                  | 35,904       | 35.9                      |
| FEBRUARY  | 36                  | 20,635       | 20.6                      |
| MARCH     | 36                  | 24,247       | 24.3                      |
| APRIL     | 36                  | 26,171       | 26.1                      |
| MAY       | 36                  | 29,666       | 29.7                      |
| JUNE      | 35                  | 36,693       | 36.7                      |
| JULY      | 35                  | 42,245       | 42.2                      |
| AUGUST    | 35                  | 30,659       | 30.7                      |
| SEPTEMBER | 35                  | 21,972       | 21.9                      |
| OCTOBER   | 35                  | 35,240       | 35.2                      |
| NOVEMBER  | 35                  | 29,268       | 29.2                      |
| DECEMBER  | 35                  | 26,942       | 26.9                      |
| TOTAL     |                     | N/A          | 359.7                     |

Is the Water Utility located in an ADWR Active Management Area (AMA)?

☒ Yes☐ No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

☐ Yes☒ No

If yes, provide the GPCPD amount: \_\_\_\_\_

What is the level of arsenic for each well on your system. &lt; .0050 mg/l

(If more than one well, please list each separately.)

*Note: If you are filing for more than one system, please provide separate data sheets for each system.*

COMPANY NAME Parker Lakeview Estates HOA, Inc. YEAR ENDING 12/31/2004

**PROPERTY TAXES**

Amount of actual property taxes paid during Calendar Year 2004 was: \$ 403<sup>06</sup>

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMPANY NAME Parker Lakeview Estates HOA, Inc. YEAR ENDING 12/31/2004

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported Ø  
Estimated or Actual Federal Tax Liability Ø

State Taxable Income Reported Ø  
Estimated or Actual State Tax Liability Ø

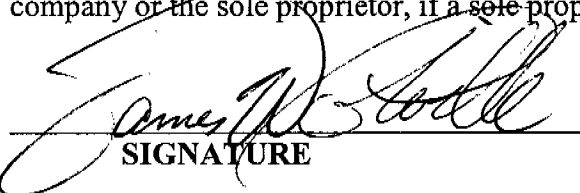
Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances 1750  
Amount of Gross-Up Tax Collected         
Total Grossed-Up Contributions/Advances       

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

**CERTIFICATION**

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

  
SIGNATURE

03/05/05  
DATE

James Colville  
PRINTED NAME

President  
TITLE

**VERIFICATION  
AND  
SWORN STATEMENT  
Intrastate Revenues Only**

**RECEIVED**

MAR 11 2005

**VERIFICATION**

STATE OF \_\_\_\_\_  
I, THE UNDERSIGNED  
OF THE

|  |  |
|--|--|
| COUNTY OF (COUNTY NAME)<br><u>Cochise</u>                      | AZ Corporation Commission<br>Director Of Utilities |
| NAME (OWNER OR OFFICIAL) TITLE<br><u>Gail Spain, Treasurer</u> |  |
| COMPANY NAME<br><u>Parker Lakeview Estates HOA, Inc.</u>       |  |

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION**

**FOR THE YEAR ENDING**

|             |           |              |
|-------------|-----------|--------------|
| MONTH<br>12 | DAY<br>31 | YEAR<br>2004 |
|-------------|-----------|--------------|

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2004 WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$13,106.58

(THE AMOUNT IN BOX ABOVE  
INCLUDES \$ 791.47  
IN SALES TAXES BILLED, OR COLLECTED)

**\*\*REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)**

Gail Spain  
SIGNATURE OF OWNER OR OFFICIAL  
520-455-9311  
TELEPHONE NUMBER

**SUBSCRIBED AND SWORN TO BEFORE ME**

**A NOTARY PUBLIC IN AND FOR THE COUNTY OF**

**THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_

Notary Public State of Arizona



Cochise County  
Joyce E. Markay  
Expires March 30, 2007

**MY COMMISSION EXPIRES** March 30 2007

|                               |                     |
|-------------------------------|---------------------|
| COUNTY NAME<br><u>Cochise</u> |                     |
| MONTH<br><u>March</u>         | YEAR<br><u>2005</u> |

Joyce E. Markay  
SIGNATURE OF NOTARY PUBLIC

**VERIFICATION  
AND  
SWORN STATEMENT  
RESIDENTIAL REVENUE  
INTRASTATE REVENUES ONLY**

**RECEIVED**

MAR 11 2005

AZ Corporation Commission  
Director Of Utilities

**VERIFICATION**

**STATE OF ARIZONA**

**I, THE UNDERSIGNED**

**OF THE**

|  |                           |
|--|---------------------------|
| COUNTY OF (COUNTY NAME)<br><i>Cochise</i>                |                           |
| NAME (OWNER OR OFFICIAL)<br><i>Gail Spain</i>            | TITLE<br><i>Treasurer</i> |
| COMPANY NAME<br><i>Parker Lakeview Estates HOA, Inc.</i> |                           |

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION**

**FOR THE YEAR ENDING**

|                    |                  |                     |
|--------------------|------------------|---------------------|
| MONTH<br><i>12</i> | DAY<br><i>31</i> | YEAR<br><i>2004</i> |
|--------------------|------------------|---------------------|

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2004 WAS:

|  |
|--|
| ARIZONA INTRASTATE GROSS OPERATING REVENUES<br><br><i>\$ 13,106.58</i> |
|--|

(THE AMOUNT IN BOX AT LEFT  
INCLUDES \$ *791.47*  
IN SALES TAXES BILLED, OR COLLECTED)

**\*RESIDENTIAL REVENUE REPORTED ON THIS PAGE  
MUST INCLUDE SALES TAXES BILLED.**

*Gail Spain*  
\_\_\_\_\_  
SIGNATURE OF OWNER OR OFFICIAL  
  
*520-455-9345*  
\_\_\_\_\_  
TELEPHONE NUMBER

**SUBSCRIBED AND SWORN TO BEFORE ME**

**A NOTARY PUBLIC IN AND FOR THE COUNTY OF**

**THIS**

*8*

**DAY OF**

**(SEAL)**



Notary Public State of Arizona  
Cochise County  
Joyce E. Markey  
Expires March 30, 2007

**MY COMMISSION EXPIRES**

*March 30 2007*

|   |              |
|---|--------------|
| NOTARY PUBLIC NAME<br><i>Joyce E Markey</i> |              |
| COUNTY NAME<br><i>Cochise</i>               |              |
| MONTH<br><i>March</i>                       | 20 <i>05</i> |

X *Joyce E Markey*  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC



## **FINANCIAL INFORMATION**

Attach to this annual report a copy of the companies' year-end (Calendar Year 2004) financial statements. If you do not compile these reports, the Utilities Division will supply you with blank financial statements for completion and filing. **ALL INFORMATION MUST BE ARIZONA-SPECIFIC AND REFLECT OPERATING RESULTS IN ARIZONA.**

**2004 TAX NOTICE** JAN. 1, 2004 TO DEC. 31, 2004  
 COUNTY OF COCHISE ARIZONA  
 LEGAL DESCRIPTION: SECTION 17 T2N 36S E1E  
 TOTAL VALUE OF OPERATING PROPERTY 85603  
 ADDRESS: P O BOX 1778 BISBEE AZ 85603  
 USE 5500

W-01853A

944-00-000 4113012

PARKER LAKEVIEW ESTATES  
 HOMEOWNERS ASSOCIATION  
 DOROTHY GAIL SPAIN  
 HC 2 BOX 186  
 PATAGONIA AZ 85624  
 06-3922

IMPORTANT - SEE REVERSE SIDE  
 FOR COMPLETE EXPLANATION OF  
 YOUR 2004 TAX NOTICE AND  
 PAYMENT INSTRUCTIONS.

|                       |              |
|-----------------------|--------------|
| TAX ROLL NUMBER       | 113012       |
| PARCEL IDENTIFICATION | 944-00-000 4 |
| TAX AREA CODE         | 0000         |

**2004 TAX SUMMARY (3)**

|                             |       |
|-----------------------------|-------|
| PRIMARY AD VALOREM TAX      | 38902 |
| LESS STATE AID TO EDUCATION | 00    |
| NET PRIMARY AD VALOREM TAX  | 38902 |
| SECONDARY AD VALOREM TAX    | 1404  |
| SPECIAL DISTRICT TAX        | 00    |

**PAY TOTAL OR HALF TAX**

|               |       |
|---------------|-------|
| TOTAL TAX DUE | 40306 |
| HALF TAX      | 20153 |

DELINQUENT DATES  
 1st HALF NOV. 1, 2004  
 2nd HALF MAY 1, 2005

THIS IS THE ONLY NOTICE YOU WILL RECEIVE NO RECEIPT WILL BE SENT UNLESS REQUESTED

| ITEM              | LIMITED VALUE | ASSMT % | ASSESSED VALUE | EXEMPTION | TAX RATE | AD VALOREM TAX |
|-------------------|---------------|---------|----------------|-----------|----------|----------------|
| LAND, BLDGS, ETC. | 0             | 2.50    | 0              | 0         | 7.0732   | 00             |
| PERSONAL PROPERTY | 22000         | 2.50    | 5500           | 0         | 7.0732   | 38902          |
| TOTALS            | 22000         |         | 5500           | 0         |          | 38902          |

| ITEM              | FULL CASH VALUE | ASSMT % | ASSESSED VALUE | EXEMPTION | TAX RATE | AD VALOREM TAX |
|-------------------|-----------------|---------|----------------|-----------|----------|----------------|
| LAND              | 0               | 2.50    | 0              | 0         | 5.148    | 00             |
| BLDG, ETC.        | 0               | 0       | 0              | 0         | 0        | 00             |
| PERSONAL PROPERTY | 22000           | 2.50    | 5500           | 0         | 2.551    | 1404           |
| TOTALS            | 22000           |         | 5500           | 0         |          | 1404           |

| TAX CODE | TAX JURISDICTION               | 2003-2004 TAX COMPARISON (4) | 2004 PRIMARY | 2004 SECONDARY | 2004 TOTAL | 2003 TOTAL | DIFFERENCE |
|----------|--------------------------------|------------------------------|--------------|----------------|------------|------------|------------|
| 02000    | COCHISE COUNTY                 |                              | 16155        | 00             | 16155      | 00         | 16155      |
| 02001    | COUNTY SCHOOL TAX EQUALIZATION |                              | 2508         | 00             | 2508       | 00         | 2508       |
| 07999    | COUNTY EDUCATION DISTRICT      |                              | 10412        | 00             | 10412      | 00         | 10412      |
| 08150    | COCHISE COUNTY JUNIOR COLLEGE  |                              | 9827         | 00             | 9827       | 00         | 9827       |
| 11900    | FIRE DISTRICT ASSISTANCE FUND  |                              | 00           | 551            | 551        | 00         | 551        |
| 14900    | COCHISE COUNTY LIBRARY DIST    |                              | 00           | 853            | 853        | 00         | 853        |
| TOTALS   |                                |                              | 38902        | 1404           | 40306      | 00         | 40306      |

TEAR OFF ALONG DOTTED LINES

TEAR OFF ALONG DOTTED LINES

42023

**BANK ONE®**

PARKER LAKEVIEW ESTATES HOMEOWNER'S

Acct # 000000024427391

Oct 30 through Nov 30, 2004

Page 4 of 4

PARKER LAKEVIEW ESTATES  
HOMEOWNERS ASSOCIATION  
PO Box 100  
Pawnee, NE 68354  
Date: 10-20-04  
Pay to the order of: [Redacted]  
Amount: \$20.00  
Payee Signature: [Redacted]  
Bank One  
PO Box 100  
Pawnee, NE 68354  
R005540341869 NOV 8 #2022 \$20.00

R005540341869 NOV 8 #2022 \$20.00

PARKER LAKEVIEW ESTATES  
HOMEOWNERS ASSOCIATION  
PO Box 100  
Pawnee, NE 68354  
Date: 10-31-04  
Pay to the order of: [Redacted]  
Amount: \$403.06  
Payee Signature: [Redacted]  
Bank One  
PO Box 100  
Pawnee, NE 68354  
R005640531000 NOV 18 #2023 \$403.06

R005640531000 NOV 18 #2023 \$403.06

PARKER LAKEVIEW ESTATES  
HOMEOWNERS ASSOCIATION  
PO Box 100  
Pawnee, NE 68354  
Date: 11-5-04  
Pay to the order of: [Redacted]  
Amount: \$170.37  
Payee Signature: [Redacted]  
Bank One  
PO Box 100  
Pawnee, NE 68354  
R005140020254 NOV 8 #2024 \$170.37

R005140020254 NOV 8 #2024 \$170.37

PARKER LAKEVIEW ESTATES  
HOMEOWNERS ASSOCIATION  
PO Box 100  
Pawnee, NE 68354  
Date: 11-20-04  
Pay to the order of: [Redacted]  
Amount: \$189.41  
Payee Signature: [Redacted]  
Bank One  
PO Box 100  
Pawnee, NE 68354  
R005440854764 NOV 15 #2025 \$189.41

R005440854764 NOV 15 #2025 \$189.41

PARKER LAKEVIEW ESTATES  
HOMEOWNERS ASSOCIATION  
PO Box 100  
Pawnee, NE 68354  
Date: 11-04  
Pay to the order of: [Redacted]  
Amount: \$20.00  
Payee Signature: [Redacted]  
Bank One  
PO Box 100  
Pawnee, NE 68354  
R008740162252 NOV 22 #2026 \$20.00

R008740162252 NOV 22 #2026 \$20.00



Need more information about any of these checks? Registered users of Bank One Online® see BOTH front and back of their cleared checks. Bank One Online is a free service. Visit [www.BankOne.com](http://www.BankOne.com) to enroll or log in.

W + 018 53A

COMPANY NAME: Parker Lakeview Estates Homeowners Assoc. Inc.

0522803-9

YEAR ENDING Dec 31, 2004

PROFIT AND LOSS STATEMENTAcct. No.

## OPERATING REVENUES:

|     |                          |                  |
|-----|--------------------------|------------------|
| 461 | Metered Water Revenue*   | 13,025.78        |
| 460 | Unmetered Water Revenue* | -                |
| 474 | Other Water Revenue      | 80.80            |
|     | Total Operating Revenue  | <u>13,106.58</u> |

## OPERATING EXPENSES:

|        |                                       |                 |
|--------|---------------------------------------|-----------------|
| 601    | Salaries & Wages                      | -               |
| 610    | Purchased Water                       | -               |
| 615    | Purchased Power                       | 1,001.90        |
| 618    | Chemicals                             |                 |
| 620    | Repairs & Maintenance                 | 684.14          |
| 621    | Office Supplies & Expense             | 938.77          |
| 630    | Outside services                      | 3,350.89        |
| 635    | Water Testing                         | 280.00          |
| 641    | Rents                                 | 180.62          |
| 650    | Transportation Expense                | 769.24          |
| 657    | Insurance - General Liability         | -               |
| 659    | Insurance - Health & Life             | -               |
| 666    | Regulatory Commission Exp - Rate Case |                 |
| 675    | Miscellaneous Expense                 | -               |
| 403    | Depreciation Expense                  | \$ 1,459.00     |
| 408    | Taxes Other Than Income               | 0.33            |
| 408.11 | Property Tax                          | 403.06          |
| 409    | Income Tax                            | -               |
|        | Total Operating Expense               | <u>9,067.95</u> |

|                           |                 |
|---------------------------|-----------------|
| OPERATING INCOME (LOSS)** | <u>4,038.63</u> |
|---------------------------|-----------------|

## OTHER INCOME/EXPENSE:

|     |                            |      |
|-----|----------------------------|------|
| 419 | Interest & Dividend Income | 2.59 |
| 421 | Non-Utility Income         | -    |
| 426 | Misc Non-Utility Expense   | -    |
| 427 | Interest Expense           | -    |

|                              |             |
|------------------------------|-------------|
| TOTAL OTHER INCOME/EXPENSE** | <u>2.59</u> |
|------------------------------|-------------|

|                     |                 |
|---------------------|-----------------|
| NET INCOME (LOSS)** | <u>4,041.22</u> |
|---------------------|-----------------|

W0853

COMPANY NAME: Parker Lakeview Estates Homeowners Assoc. Inc.  
0522803-9 YEAR ENDIN Dec 1 2004

BALANCE SHEET

ASSETS

Acct. No. Current and Accrued Assets

|     |   |                    |
|-----|---|--------------------|
| 131 | Cash  | 3,522.58           |
| 134 | Working Funds                               |                    |
| 135 | Temporary Cash Investments                  | 2,347.39           |
| 141 | Customer Accounts Receivable                | 137.82             |
| 146 | Notes/Receivables from Associated Companies |                    |
| 151 | Plant Materials & Supplies                  | 809.10             |
| 162 | Prepayments                                 |                    |
| 174 | Misc Current & Accrued Assets               | -                  |
|     | Total Current & Accrued Assets              | <u>\$ 6,816.89</u> |

Fixed Assets

|     |                                  |                     |
|-----|----------------------------------|---------------------|
| 101 | Utility Plant in Service         | 64,726.68           |
| 103 | Property Held for Future Use     | -                   |
| 105 | Construction Work in Progress    | -                   |
| 108 | Accumulated Depr - Utility Plant | (48,042.13)         |
| 121 | Non-Utility Property             |                     |
| 122 | Accumulated Depr - Non Utility   |                     |
|     | Total Fixed Assets               | <u>\$ 16,684.55</u> |
|     | TOTAL ASSETS                     | <u>\$ 23,501.44</u> |

LIABILITIES

Acct. No. Current and Accrued Liabilities

|     |                                     |               |
|-----|-------------------------------------|---------------|
| 231 | Accounts Payable                    | 511.67        |
| 232 | Notes Payable (Current Portion)     | -             |
| 234 | Notes/Accounts Payable to Assoc Co. | -             |
| 235 | Customer security Deposits          | -             |
| 236 | Accrued Taxes                       | -             |
| 237 | Accrued Interest                    | -             |
| 241 | Mic. Current & Accrued Liabilities  | -             |
|     | Total Current Liabilities           | <u>511.67</u> |

Long-Term Debt (Over 12 Months)

|     |                                      |          |
|-----|--------------------------------------|----------|
| 224 | Long-Term Notes & Bonds              | -        |
|     | Deferred Credits                     |          |
| 251 | Unamortized Premium on Debt          |          |
| 252 | Advances in Aid of Construction      | 1,750.00 |
| 255 | Accumulated Deferred I. T. C.        |          |
| 271 | Contributions in Aid of Construction | -        |
| 272 | Less: Accum. Amort. of Contrib.      | -        |
| 281 | Accumulated Deferred Income Tax      |          |

Total Deferred Credits 1,750.00

TOTAL LIABILITIES 2,261.67

CAPITAL ACCOUNT

|     |   |                  |
|-----|---|------------------|
| 201 | Common Stock Issued                             | -                |
| 211 | Paid in Capital in Excess of Par Value          | 7,919.55         |
| 215 | Retained Earnings*                              | <u>13,320.22</u> |
| 218 | Proprietary Capital (Sole Props & Partnerships) | -                |

Total Capital Accounts 21,239.77

TOTAL LIABILITIES & CAPITAL 23,501.44